

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, April 13, 2017
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of March 13, 2017.
- III. Public Hearings
 - a. **Hearing, Case 2017-06:** Request for a Special Use Permit to operate a law office and a church at 1188 Spring St, by Joshua and Anna EldenBrady.
 - b. **Hearing, Case 2017-07:** Staff-initiated request to amend the Form Based Code, Urban Residential Context Area section of the zoning ordinance to allow small multi-plex buildings for multi-family uses.
- IV. New Business
- V. Old Business
 - a. Update on Urban Residential zoning expansion
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk
933 Terrace Street
Muskegon, MI 49440
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

STAFF REPORT

April 13, 2017

Hearing, Case 2017-06: Request for a Special Use Permit to operate a law office and a church at 1188 Spring St, by Joshua and Anna EldenBrady.

SUMMARY

1. The parcel at 1188 Spring St has two buildings on site (289 Isabella Ave and 1198 Spring St).
2. The parcel is zoned R-1, Single Family Low Density Residential District.
3. Both buildings on site are previously existing commercial uses that have not been converted to a residential use, which allows them to apply for a Special Use Permit for personal offices. Churches are also allowed in these districts with a Special Use Permit.
4. The law offices of the Muskegon Community Legal Defense Center, Inc (an organization in the planning stages) would be located at 289 Isabella Ave. This building measures approximately 1,300 sf. Up to 400 sf will be open to clients and the remainder will be office/cubicle space for attorneys. They expect to have between one and four attorneys with up to two additional support staff.
5. The building at 1198 Spring St will be used for McLaughlin Friends Fellowship (an organization also in the planning stages).
6. Please see the enclosed supplemental information provided by the applicant regarding the proposed uses.
7. It is unclear to staff whether or not the McLaughlin Friends Fellowship would qualify as a church; however, parking is the only concern to this use, regardless of how it is classified. The ordinance calls for one parking space for every six seats for religious institutions. The floor plan provided shows 35 seats plus meeting space in the back. At a minimum, this would call for six parking spaces. Only two spaces are provided on site.
8. Notice was sent to properties within 300 feet of this property. At the time of this writing, no comments have been received by staff.

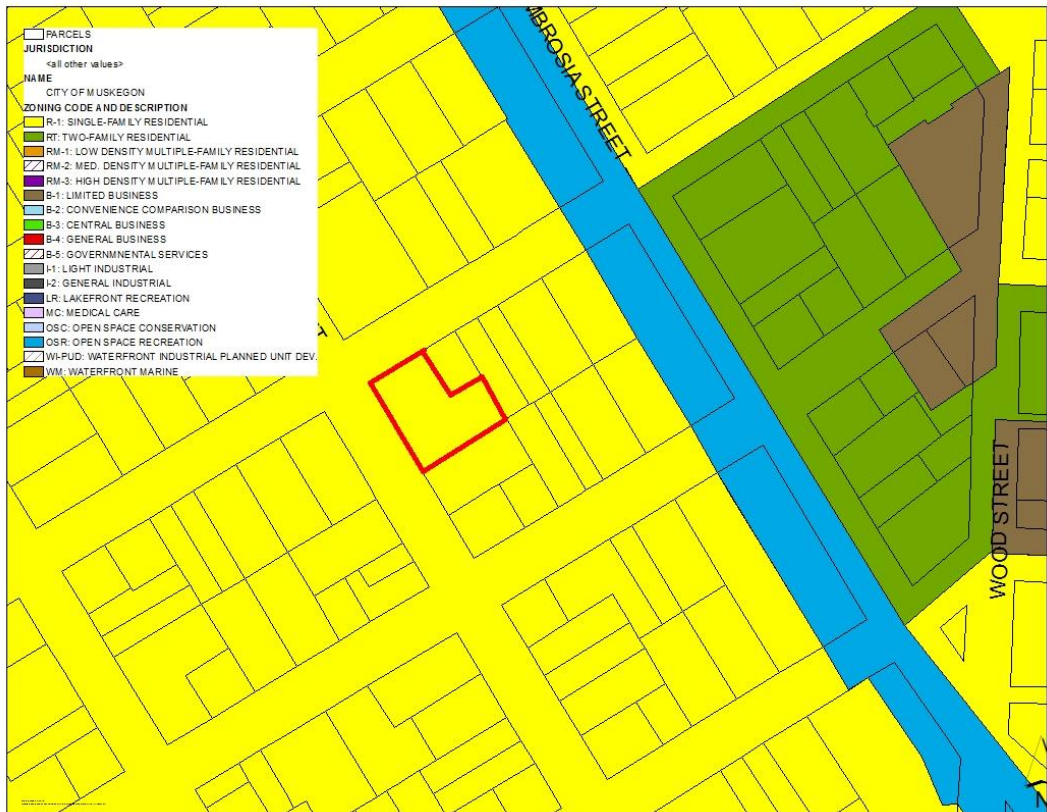
1198 Spring St



289 Isabella Ave



Zoning Map



Aerial Map



MOTION FOR CONSIDERATION

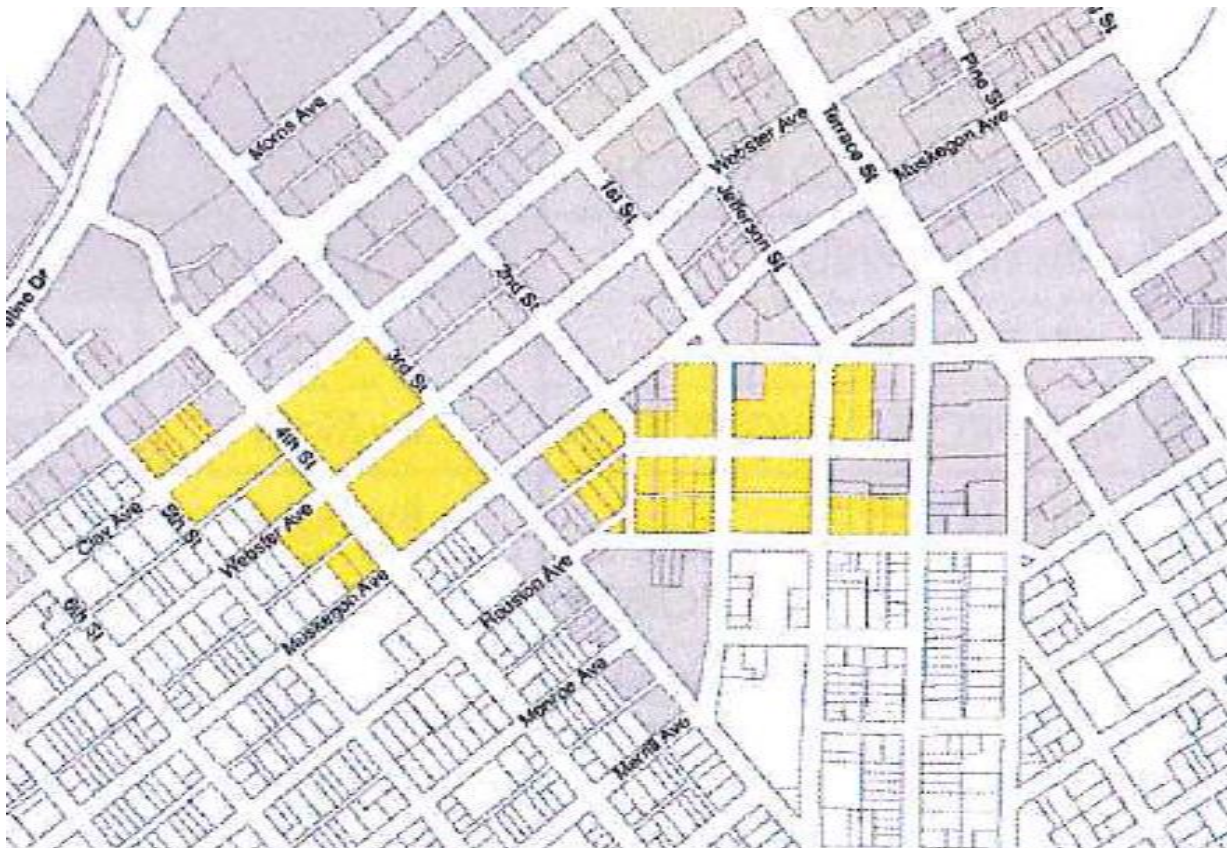
I move that the request for a Special Use Permit to operate a law office at 289 Isabella Ave and a church at 1198 Spring St be (approved/denied) with the following conditions (if any):

Hearing, Case 2017-07: Staff-initiated request to amend the Form Based Code, Urban Residential Context Area section of the zoning ordinance to allow small multi-plex buildings for multi-family uses.

SUMMARY

1. The Urban Residential Context Area of the Form Based Code currently allows the following building types: live/work, rowhouse, duplex, detached building (single family), and carriage house.
2. Staff is proposing to also allow small multi-plex building types as well. This building type allows up to six units, as long as they meet the minimum dwelling unit size (650 sf for 1 bedroom, 875 sf for 2 bedroom, 1200 sf for 3 bedroom).
3. It would also be required that each small multi-plex be at least two stories (three max) and have a minimum lot width of 50 feet.
4. Please see the enclosed documents that show where the Form Based Code document would have to be modified in order to accommodate this change. Changes are circled in purple.
5. Please see the enclosed excerpt of the Small Multi-Plex building types allowed in the Form Based Code.

Current Location of Urban Residential Context Areas (highlighted in yellow)



MOTION FOR CONSIDERATION

I move that the proposed amendments to the Form Based Code, Urban Residential Context Are to allow small multi-plex building types be recommended to the City Commission for (approval/denial).